

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

LAND FOR SALE

2.924 & 1.363
BUILDABLE AREAS

TOTAL AREA
INCLUDING WETLANDS
IS 25.33 ACRES



CONTACT:

WWW.ESSENCEREALESTATE.COM

JEFF NORDNESS
jeff@essencerealestate.com
651-341-5044

HUGO LAND

12101 FOREST BLVD. NORTH • HUGO, MN 55110

PROPERTY HIGHLIGHTS:

SALE PRICE: \$876,000.00

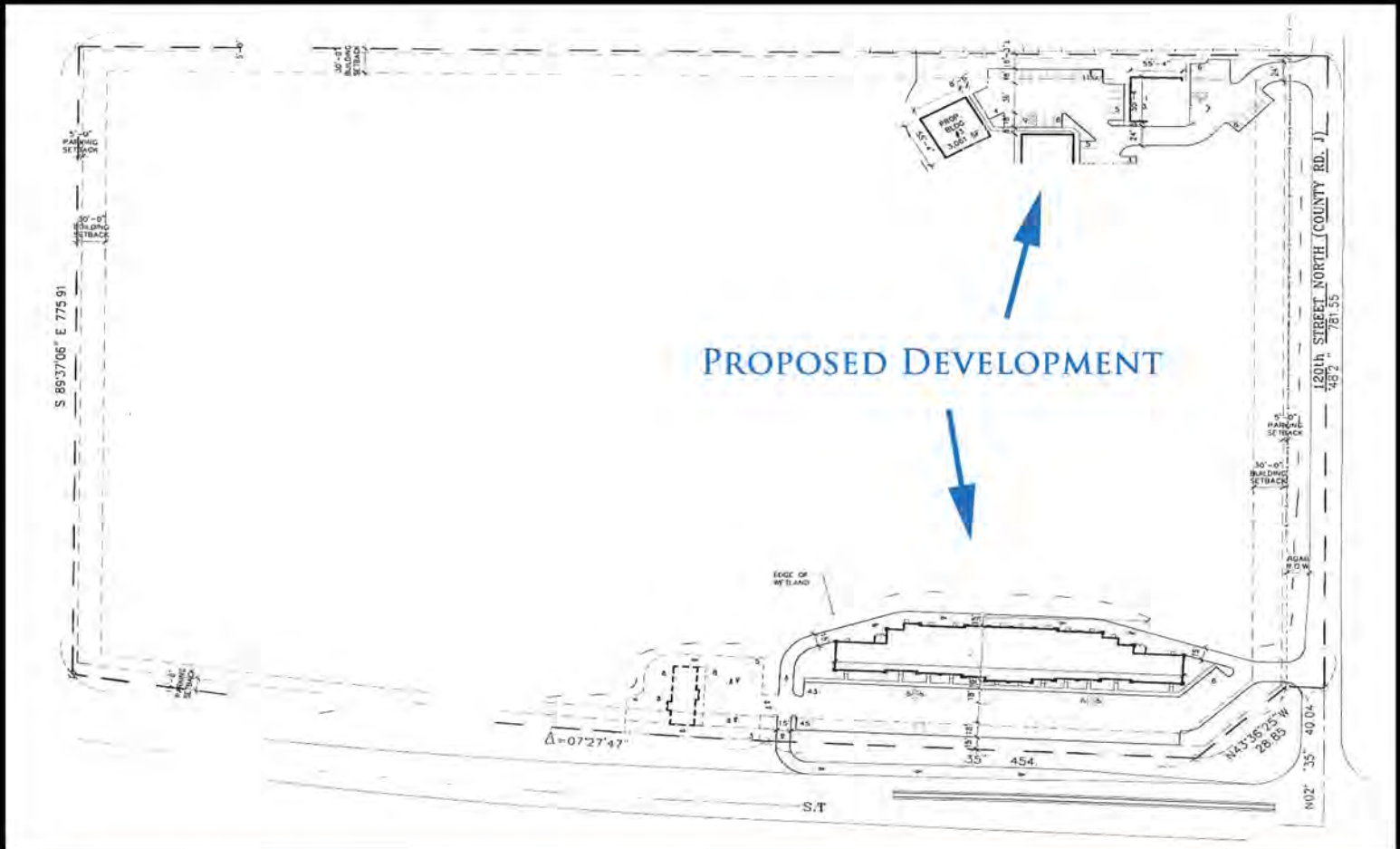
- ▶ FLEXIBLE PUD ZONING
- ▶ 2.924 & 1.363 BUILDABLE AREAS
- ▶ TOTAL AREA INCLUDING WETLANDS IS 25.22 ACRES
- ▶ TAXES 2023 - \$3,358.00
PID 31.031.21.44.0001

AREA #1

- 2.924 BUILDABLE ACRES
- CORNER OF HWY. 61 & CTY J (120TH ST. N)
- HIGH TRAFFIC COUNT ON HWY. 61
- PERFECT FOR RETAIL, RESTAURANT, SENIOR LIVING, MEDICAL OR OFFICE SERVICE

AREA #2

- 1.363 BUILDABLE ACRES
- EAST OF HWY 61 ON CTY J (120TH ST. N)
- PERFECT FOR OFFICE, SENIOR LIVING, TOWNHOMES, SERVICE BUSINESS, OR INDUSTRIAL



JOIN THIS RAPIDLY GROWING COMMUNITY

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

JEFF NORDNESS

651-341-5044

jeff@essencerealestate.com

COMMERCIAL REAL ESTATE SINCE 1990

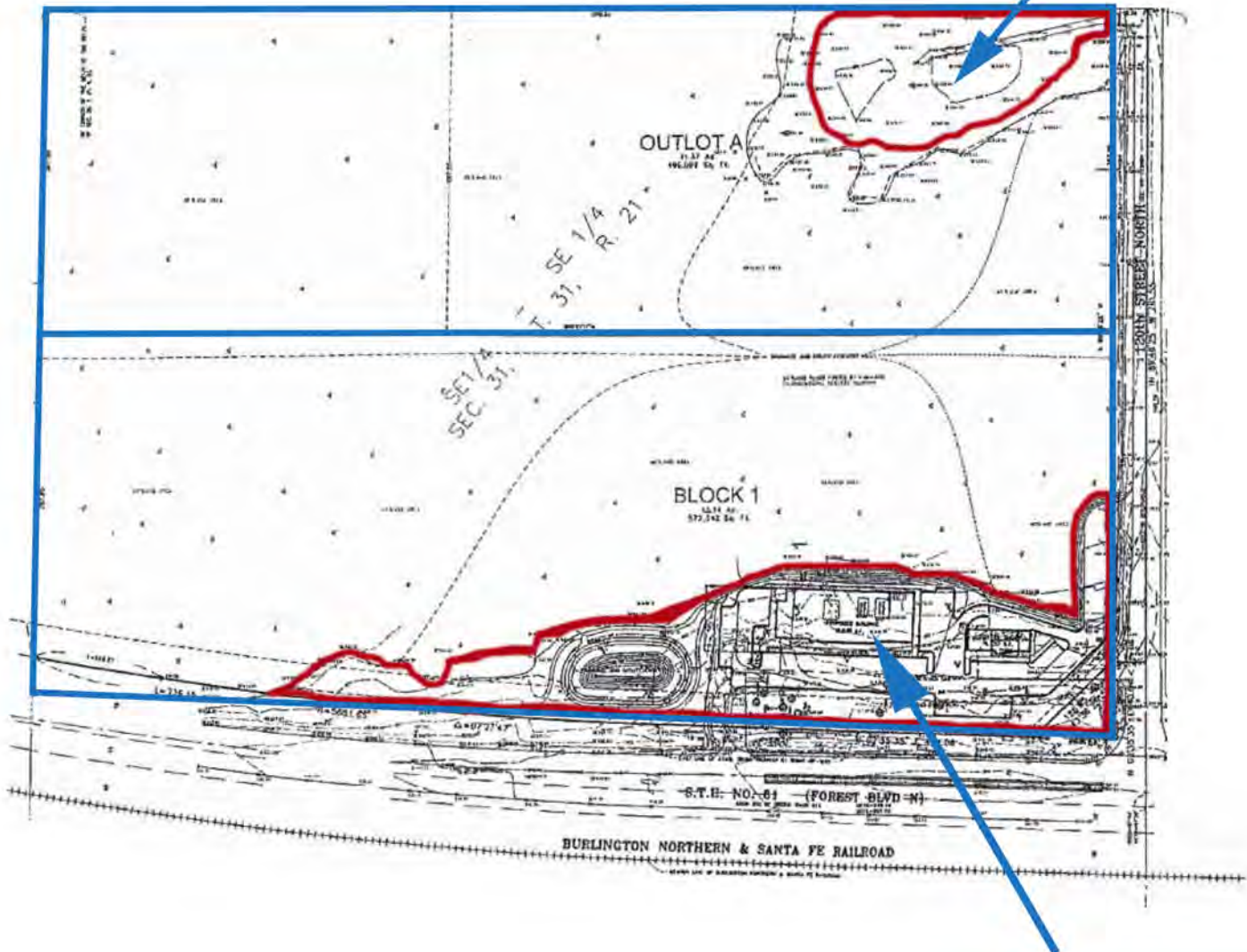
OFFICE: 651-482-1871

HUGO LAND

12101 FOREST BLVD. NORTH ● HUGO, MN 55110

AREA 2

1.363 BUILDABLE ACRES



AREA 1

2.924 BUILDABLE ACRES

ERSI

ESSENCE
REAL ESTATE
SERVICES INC.

COMMERCIAL REAL ESTATE SINCE 1990

JEFF NORDNESS

651-341-5044

jeff@essencerealestate.com

OFFICE: 651-482-1871